



**MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT**
Building Support Section
 11805 S.W. 26 Street (Coral Way), Room 230
 Miami, FL 33175-2474
 Phone: (786) 315-2424
 Fax: (786) 315-2548

Date: 1/13/2016

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**NOTICE OF HEARING DECISION
AND ORDER OF MIAMI-DADE COUNTY
UNSAFE STRUCTURES APPEAL PANEL**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

FELIX GOMEZ
17830 SW 176TH ST

MIAMI FL 33187

Re: **17830 SW 176 ST**

Legal Description: **LARSON PINES PB 132-48 E1/2 OF LOT 6 BLK 1 LOT SIZE 11718 SQ FT OR 20597-3938 082001 1 COC
24220-0074 02 2006 1**

USP No.: **DCG20150174777UG**

The Unsafe Structures Appeal Panel action on **(A) CBS TOWNHOUSE (B) CBS CARPORT (C) WOOD FRAME AND ALUMINUM
SHED (D) METAL FENCE FRONT (E) WOOD FRAME FENCE (F) CBS DUPLEX** located at the above address is as follows:

At its meeting on **1/13/2016**, the Unsafe Structures Appeal Panel ordered that:

The following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
D	REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL	SEE BELOW

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = G20150174777, Total Structures = -1

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A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans, when required, shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
D	30 DAYS

The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
D	30 DAYS

The Unsafe Structures Appeal Panel further ordered that the following structure(s) must be demolished.

STRUCTURE	ORDER TO DEMOLISH - NUMBER OF DAYS TO COMPLY	TO BE DEMOLISHED BY
B	60 DAYS	OWNER
C	60 DAYS	OWNER

For structures which must be repaired or completed under this order, the property owners must have an electrical inspection and a plumbing inspection performed by a Florida registered professional engineer or architect, an inspection by a certified mold inspector and an inspection by a Florida registered structural engineer. Upon completion of the inspections, the property owner must submit inspection reports signed and sealed by the architect or engineer and the mold inspector, to the Unsafe Structures Unit for approval. Each inspection report shall certify that there is currently no unsafe or hazardous conditions currently existing in the structure(s), all Florida Building Code violations have been corrected and the structure is safe for occupancy. In addition, the property owners are required to obtain all final inspection approvals and apply for and obtain a new Certificate of Occupancy prior to re-occupying the structure which must be repaired or completed under this order.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

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In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

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The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,


 MIGUEL MARTINEZ, Chairperson
 Unsafe Structures Appeal Panel

Motion Made by:


 JOSEPH E. PODGOR, Panel Member

Seconded by:


 JOSEPH T. STILWELL, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:
 JENNIFER MALCOLM
 Miami-Dade County
 Regulatory & Economic Resources Dept.
 11005 S.W. 26 St, Room 218
 Miami, Florida 33175-3474

INTERESTED PARTIES 1/13/2016
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EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: G20150174777 as of 12/10/2015

ITEM	NAME	CARE OF	ADDRESS
1	ROGELIO RODRIGUEZ	C/O JORGE E. BLANCO, ESQ	1401 PONCE DE LEON BLVD STE 202 CORAL GABLES, FL 33134-0000 USA
2	FORD MOTOR CREDIT COMPANY		PO BOX 6508 MESA, AZ 85216-0000 USA
3	CITIBANK (SOUTH DAKOTA) N.A		701 E 60TH ST N SIOUX FALLS , SD 57117-0000 USA
4	SURF CONSULTANTS, INC		2775 SUNNY ISLES BLVD STE 100 MIAMI, FL 33160-0000 USA
5	FORD MOTOR CREDIT COMPANY	C/O WILLIAM A. INGRAHAM, JR AND ASSOCIATES, P.A	PO BOX 370098 MIAMI, FL 33137-0098 USA
6	SURF CONSULTANTS, INC	C/O ELBERT CRAIG BERRY, III, ESQ SPRECHMAN & ASSOCIATES, P.A	2775 SUNNY ISLES BLVD STE 100 MIAMI, FL 33160-0000 USA
7	JUAN MASSON		17832 SW 176TH ST MIAMI, FL 33187-0000 USA
8	US BANK NATIONAL ASSOCIATION		4801 FREDERICA ST OWENSBORO, KY 42301-0000 USA
9	US BANK NATIONAL ASSOCIATION, TRUSTEE	C/O RONALD R. WOLFE & ASSOCIATES, P.L	PO BOX 25018 TAMPA, FL 33622-5018 USA
10	FORD MOTOR CREDIT COMPANY, LLC	AMERICAN ROAD RECOVERY	PO BOX 6508 MESA, AZ 85216-0000 USA
11	COMMUNITY BANK OF FLORIDA, INC		28801 SW 157TH AVE HOMESTEAD, FL 33033-2437 USA
12	WELLS FARGO HOME MORTGAGE (686)		1 HOME CAMPUS MACX2302-04D DES MOINES, IA 50328-0001 USA

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = G20150174777, Total Structures = -1